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## **Revaluation 2026**

### **Commercial Properties Committee**

#### **Practice Note 18** **Valuation of Car Parks**

### **1.0 Introduction**

- 1.1 The types of subject covered by this Practice Note range from unsurfaced gap sites to purpose built multi-storey car parks and park and ride facilities. For guidance on parking spaces associated with other subjects, reference should be made to the relevant Practice Notes. Additionally, where a car park, or any part of it, is used for an outdoor market or car boot sale, then reference should be made to the SAA Valuation of Outdoor Markets and Car Boot Sales Practice Note.

### **2.0 Basis of Valuation**

#### **2.1 Comparative Principle**

- 2.1.1 The preferred method of valuation for car parks is the Comparative Principle. Rents should be analysed to determine a rate per space. Where there are no marked spaces, the number should be estimated at a ratio of 1 space per 25 square meters, which includes circulation space.
- 2.1.2 Rents should be adjusted in accordance with SAA Adjustment of Rents Practice Note.
- 2.1.3 In the absence of local evidence, it may be appropriate to look out with the valuation area for comparable rental evidence.

### **3.0 Valuation**

- 3.1 The valuation should be carried out by the application of a rate per car space, where possible.

#### **3.2 Surfacing**

Where the only available rental evidence is for car parks of a particular surface type, it may be necessary to make an adjustment to the rate per space when valuing car parks with different surface types

### **3.2 Additional Items**

- 3.2.1 Where features, such as security fencing, lighting, CCTV etc. are not reflected in the rate per car space, appropriate additions should be made.
- 3.2.2 Where administrative or ancillary facilities exist, such as toilets, waiting areas, tourist information points, car washes etc., the valuer must determine if the value of these facilities are reflected in the rate per car space. Where not reflected in the rate, appropriate additions should be made.

Separate entries may be appropriate where such facilities are in separate rateable occupation. Each situation should be considered on its own merits.

Where there is deemed to be separate rateable occupation of car spaces for the purpose of providing Electric Vehicle Charging Points (EVCPs), then a separate entry or entries should be made in the Valuation Roll, and the value of the associated car park adjusted accordingly.

### **3.3 Allowances**

Where a car park is affected by particular disabilities (such as difficult access, poor layout, poor surfacing etc.) which are not reflected in the rate applied, then an end allowance should be considered. Specific allowances will depend on particular circumstances, however if allowances are deemed appropriate, then the final rate per car space should be checked with other comparable car parks.

## **4.0 Plant and Machinery**

- 4.1 Rateable items of plant and machinery not already reflected in the rental rates should be dealt with in terms of the Valuation for Rating (Plant & Machinery) (Scotland) Regulations 2000 as amended and valued with reference to the Rating Cost Guide Scotland.

## **5.0 Contractor's Basis**

- 5.1 In the absence of comparative evidence, it may be appropriate to value by application of the Contractor's Basis of valuation, in accordance with the SAA Contractor's Basis Valuations Practice Note and adjusted by reference to the SAA Valuation of Contractor's Basis Subjects, Areas Adjustment, External Works' Costs and Land Practice Note.
- 5.2 When valuing on the Contractor's Basis, it is recommended that the final value is compared with other car parks to ensure valuation consistency.